DOCKET

June 19, 2014

1:00 P.M.

METROPOLITAN BOARD OF ZONING APPEALS P O BOX 196300 METRO OFFICE BUILDING NASHVILLE, TENNESSEE 37219-6300

Meetings held in the Sonny West Conference Center Howard Office Building, 700 2nd Avenue South

MS. CYNTHIA CHAPPELL

MR. DAVID EWING

MR. DAVID HARPER

MS. MERCEDES JONES

MR. RICHARD KING, Vice-Chair

MR. DAVID TAYLOR

MR. CHRIS WHITSON, Chair

CASE 2014-039 (Council District - 04)

John Reynolds, appellant and 7A Group, LLC, owner of the property located at **5817 Nolensville Pike**, requesting variances in the required distance from agricultural and residential property in the SCR/CPUD District, to erect a ground sign with height at 40' and the 24 square foot LED panel with height at 30'. Referred to the Board under Section 17.32.050 G 2b. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Sign

Map 161 Parcel(s) 213

RESULT

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CASE 2014-045 (Council District - 7)

JRS Development Partners, appellant and owner of the property located at **1601 Porter Road**, requesting variance in the street setback in the R6 District, to authorize construction of a new duplex with a reduced street setback of 20 feet.. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Duplex

Map 72-15 Parcel(s) 238

RESULT

<u>CASE 2014-046 (Council District - 25)</u>

Mark Culpepper & Gavin Duke, appellant and McNeil, C. E. ETUX, owner of the property located at 2305 A & B Sterling Road, requesting Item A in the RS10 District, to appeal the Zoning Adminstrator's issuance of Permits 2014-04440 and 2014-12945. Referred to the Board under Section 17.40.180. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (A).

Use-Duplex

Map 117-2S Parcel(s) 1 & 2Co

RESULT

CASE 2014-047 (Council District - 13)

George Hanna, appellant and St. Mary Coptic Orthodox Church, owner of the property located at 1943 Dabbs Avenue, requesting special exception in parking lot, street setback and skyplane in the RS10 District, to increase the height from 30' to 44' 6" of the two-story addition which was approved under Appeal Case 2013-088 and add an additional parking lot. Referred to the Board under Section 17.16.170E, 17.12.030B, 17.12.020B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Religious Institution

Map 107-5 Parcel(s) 82

RESULT

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CASE 2014-048 (Council District - 13)

George Hanna, appellant and St. Mary Coptic Orthodox Church, owner of the property located at 1943 Dabbs Avenue, requesting special exception and landscape buffer in the RS10 District, to use a portion of St. Mary Coptic Orthodox Church a day care center for 75 children. Referred to the Board under Section 17.16.170 C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Day Care Center

Map 107-5 Parcel(s) 82

RESULT

CASE 2014-049 (Council District - 20)

Allen Rodgers, appellant and owner of the property located at 4712 Illinois Avenue, requesting variances in street and side street setbacks in the R6 District, to construct a 22' X 45'6" single family residence with 1,000 square feet on each floor and a 6' X 18' front porch and rear deck.. Referred to the Board under Section 17.12.030 C 2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map 91-11 Parcel(s) 78

RESULT

CASE 2014-050 (Council District - 21)

CBS Outdoor, appellant and Overby, James R., owner of the property located at 600 **42nd Avenue North**, requesting Item A - required distance from residential and from another digital sign in the IR/UZO District, to replace the 50' monopole static billboard with a digital sign. Referred to the Board under Section 17.40.180 A, 17.32.150 G 2b, 17.32.150 G 4. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (A).

Use-Billboard

Map 91-12 Parcel(s) 223

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CASE 2014-051 (Council District - 19)

CBS Outdoor, appellant and North Charlotte Avenue Holdings, LLC, owner of the property located at 613 11th Avenue, North, requesting Item A - required distance from residential, from another digital sign, from another billboard, required height allowed and DTC zoning does not allow billboards in the DTC District, to replace mono pole static billboard with a digital sign on east face. Referred to the Board under Section 17.40.180 A, 17.32.150 G 2b & G 4, 17.32.150 B7 & B6, 17.37.110. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (A).

Use-Billboard

Map 92-4 Parcel(s) 338

RESULT

CASE 2014-052 (Council District - 16)

CBS Outdoor, appellant and Wal-Mart Real Estate Business Trust, owner of the property located at **2421 Powell Avenue**, requesting Item A - required distance from residential in the CS District, to replace the monopole static billboard with a digital sign on south face. Referred to the Board under Section 17.40.180 A, 17.32.150 G 2b. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (A).

Use-Billboard

Map 118-11 Parcel(s) 179

RESULT

<u>CASE 2014-053 (Council District - 25)</u>

Scott Chambers, appellant and Chambers, Scott C., owner of the property located at **2708 Wortham Avenue**, requesting variance in the street setback in the RS10 District, to construct a new 2,750 square foot single family residence with a 450 square foot attached garage. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map 117-2 Parcel(s) 143

RESULT WITHDRAWN

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CASE 2014-054 (Council District - 19)

Barge Cauthen & Associates, Inc., appellant and SESAC Realty, LLC, owner of the property located at **41 Music Circle Square East,** requesting special exception for contextual setbacks for street and rear in the ORI/UZO District, to construct a 90,000 square foot four floor office building. Referred to the Board under Section 17.12.020 b1. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-General Office

Map 93-13 Parcel(s) 146

RESULT

CASE 2014-055 (Council District - 25)

Mark L. Tant, appellant and HMT Trust, owner of the property located at 2031 Galbraith Drive, requesting variance in street setback in the R15 District, to construct a single family residence with 2,507 square feet living area, a 288 square foot attached garage and a 200 square foot deck. Referred to the Board under Section 17.12.030 (a). The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map TMP131-24C Parcel(s) 2CO

RESULT WITHDRAWN

<u>CASE 2014-056 (Council District - 17)</u>

Provantage, LLC, appellant and Provantage, LLC, owner of the property located at **2304 9th Avenue, South,** requesting variance in street setback in the R8/UZO District, to construct a new single family residence. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map 105-13 Parcel(s) 410

RESULT WITHDRAWN

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CASE 2014-057 (Council District - 05)

Peter Ngoc Vongboupha, appellant and, owner of the property located at **414** E **Trinity Lane**, requesting variances to gravel parking lot, width of driveway and perimeter side landscaping in the RM15-A District, to renovate existing single family residence and convert to a triplex. Referred to the Board under Section 17.20.060 G, 17.20.060 A, 17.24.150 B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Triplex

Map 71-8 Parcel(s) 280

RESULT